

**Palmetto Hall Plantation Owners' Association**  
**Board of Directors Meeting Minutes**  
**December 18, 2009 – 7:30 a.m.**  
**Palmetto Hall Plantation POA Office**

**Call to Order**

Art Loeben, President, called the meeting to order at 7:30 a.m. at the Palmetto Hall Plantation POA office. Other BOD Members present were Bob Richardson, Vice President; Joe Bogacz, Treasurer; Rick Smith, Secretary; Tom Renshaw, Ron Smetek and Scott Slawson, Members-at-Large. Marion Gorczynski, Association Manager, was present. The two newly-elected members, Mike Danoff and Mark Anderson, were also present.

**Approval of Minutes**

Rick presented the October minutes for approval. Scott questioned whether the Executive Session minutes from the last minutes should be published somewhere. Tom Renshaw said Executive Session minutes were normally not published. Art suggested the minutes be amended to read the Board of Directors adopted the recommendations of the Executive Session and the minutes are kept separately. Ron Smetek moved the minutes be approved as amended; Bob Richardson seconded the motion; and the minutes were unanimously approved.

The Annual Meeting Minutes were presented for comments by the BOD. The actual approval will take place at the Annual Meeting in 2010. Art requested that the BOD spend some time reviewing the minutes and that they be presented again at the January meeting.

**Treasurers Report**

**REVENUE**

- As of November 30, \$6,406 in assessment income remains unpaid. We did receive \$596 in November and we expect to see another \$500 remitted in December. Outstanding sums include 4 residential properties owing about \$1,781; balances are properties we have liens on or are in bankruptcy.
- Gate Receipt income is up nicely this month due to 3 current constructions plus several residential additions.
- Heritage Reimbursement I-202 is overdue on the October invoice of \$966 which had a remittance date of November 30. This invoice includes a charge for the fallen tree at the entrance drive for the amount of \$145 which Claude has already declined as it is “not in our agreement and it is no in the budget.” Heritage has also refused to pay \$325 of the August bill for service to the uplights between Beach City Road and the Guard House for the same reasons.
- Bush Hogging is being handled by Ocean Woods so there will not be any bush Hogging income or expense.

- YTD Revenue includes \$15,988 in Capital Reserves Interest Income, carried in all Other.

#### EXPENSE

- Overall expense is \$14,112 favorable to Budget this month somewhat due to zero Bush Hog Expense and Deer Management.
- E-302, Communications/Newsletter/Web includes printing expense of \$1,352 that was budgeted for October.

#### RECOMMENDATIONS

- Made final \$10,000 to Capital Reserves for a 2009 total contribution of \$40,000.

### **Association Manager's Report**

*Update on Cell Tower* – Marion reported both she and Bob Richardson had been in discussions with Jay Sanders of Tower Communications and have found that there is not a site that would be acceptable to both PHPOA and Tower Communications.

*Deer Report* – Hilton Head Plantation had culled 25 deer. The survey prepared for Palmetto Hall POA allows for culling until March 1, 2010. Bob Richardson made a motion to cull 25 deer. It was seconded by Ron Smetek and unanimously approved. The culling will take place in January, 2010.

*Click to Open Gate at Ft Howell* – Marion advised that David Cooler of the Fire Dept. had contacted her regarding putting a Click to Open gate near the ball field at Tucker Ridge. Marion had invited David to the Maintenance Committee Meeting to present his proposal. David was presenting the information to Palmetto Hall first, to see if it would be approved, before he contacted the Land Trust and presented it to the Fire Dept. Bob Richardson said that other areas for the gate were discussed, along with a second gate at the entrance to the Fort. The BOD felt a gate was desirable and the issue should be pursued. Marion will advise David to proceed further.

### **Old Business**

*Report on Annual Meeting* – The BOD felt the Annual Meeting went well. Art did apologize for not recognizing the Communications Committee. Ron said he had several people who recommended that his report on the Transfer Fee should have been made before the vote.

One of our property owners, at the annual meeting, had suggested the POA BOD look at changing the percentage needed for a covenant changes to 66% instead of 75%. Art said that a 75% vote would be needed to do that. He suggested that a special meeting be held in the spring to present that amendment for a vote and that if it succeeds that the Transfer Fee be presented again in the fall. He also suggested that those who did not vote be contacted and asked to vote for both meetings. The Association Manager was requested to develop a time line of necessary actions to put the issue at full vote of the Property owners by spring of 2010.

It was suggested that Brian Pitts be asked to draft the language for such a change.

*Fish Haul Gate* – Art reported he had met with Claude and Ray regarding the Fish Haul Gate. They had set parameters in place for their employees so the gate will remain closed, as needed. They also agreed to put locks around the mechanics so that they cannot be easily opened by those who do not have the authority to do so. Art did pursue the Shared Maintenance Agreement and Heritage asked what they received for their money. Art replied 523 mandatory members. Art felt that the POA is married to Heritage and it will make things easier and smoother if we work together.

*Airport Issues* – The Town is making revisions to the LMO for another presentation. Bob said there is no real consensus. He also felt the loss of the trees will definitely increase the aircraft noise levels within the Plantation. He suggested meeting with Mr. Chet Williams, a local attorney who is well informed on the airport issues as he is the attorney for St James church on Dillon Rd...Terry Ennis and Bill Coleman had suggested the BOD have them attend the next BOD meeting.

*Motorcycles/Mopeds* – The BOD upholds their interpretation of the language of the covenants. Therefore, motorcycles/mopeds are not allowed. If there are owners who want this changed, the covenants must be amended.

The BOD then went into Executive Session.

### **New Business**

*Bonding of Owners/Employees Handling Cash* – Art reported that in reading the Covenants, he found a statement saying that the employees and volunteers who handle cash should be bonded. Marion said she had checked with the insurance company and the policies covered employees, directors, and committee members. Art asked her to get further information on this issue because he felt they should be specific to the persons involved. Marion said she would check with the insurance company again and with other plantations.

### **Report of Committee Liaison Officers**

*Maintenance Committee* – Jeff DiBiasco and Rick Kasper will be co-chairs of the Maintenance Committee. The Stormwater Drainage issue will be pursued. Dave Pierce will continue on the Committee and will work with Ocean Woods. Bob suggested that a \$100 check be given to the Alvin, the head groundskeeper for Ocean Woods, \$50 to the Security Captain, and \$25 to each of the officers as Christmas thank you gifts from the POA. The BOD approved.

*Environmental Committee* – Bob Gentzler will continue as Chair. A great job is being done on the lagoons. The Lake Dr's service has improved.

*Security* – Marion said John Reda has told her he would ask other members of the Committee to be Chair but if no one stepped up, he would stay on. Tom Renshaw asked if we would be able to borrow the speed sign for use in the Plantation. Marion said she would request it again.

*ARB* – Ron reported that there is the potential for a few more new homes in 2010.

*Personnel* – approved recommendation made during the Executive session concerning staff compensation.

Rick Smith presented a plate to Art with the years of service as President engraved. Tom Renshaw and Rick Smith thanked Marion for her help during their time of service. They then left the meeting.

### **2010 BOD Meeting**

Mike Danoff and Mark Anderson were welcomed as BOD members by Art.

Art said he would not run for President in 2010 and then nominated Bob Richardson as President. Bob was unanimously elected as President, Ron Smetek as Vice President, Joe Bogacz as Treasurer, and Mark Anderson as secretary.

The liaisons are as follows:

Maintenance	Bob Richardson	DiBiaso/Kasper
Environmental	Bob Richardson	Gentzler
ARB	Ron Smetek	Ed Zensinger
Covenants	Mark Anderson	Rich Penwell
Security	Mike Danoff	John Reda
Personnel	Scott Slawson	N/A
Hurricane	Art Loeben	N/A
Nominating	Art Loeben	N/A
Communications	Scott Slawson	Brad Tufts
Finance	Joe Bogacz	Rich Miller

Art made a motion to approve the above appointments. Ron seconded the motion which was unanimously approved.

Mike Danoff stressed the importance of working with Heritage and questioned whether a committee should be approved for that. Ron felt the Advisory committee gave some input to Heritage and Art felt a big step had been taken with the meeting he had with Claude and Ray. They had also suggested a meeting in January to include Joe and Bob. Mike felt this should be one of the BOD goals for 2010. Another goal to be discussed should be the registering of “Next of Kin”. Mike also said there is a CPR/AED class

being scheduled for January 6 from 9:00 – 12:00 and a blast should be sent to owners. Four spaces are still open.

Art said he would like to focus on a better sign for the Plantation, especially on 278 or Beach City Road.

**Adjournment**

There being no further business, the meeting was adjourned at 10:15 AM. The next scheduled meeting of the BOD is Friday, January 22, at 7:30 a.m.

Respectfully submitted,

Rick Smith, Secretary